

Residential Rental Application

HBSURFShack LLC

19621 Trident Lane · Huntington Beach, CA 92646 · Coastal Orange County, California
Contact: 714-500-8200 · info@hbsurfshack.com

EQUAL HOUSING
OPPORTUNITY

Welcome

Thank you for your interest in 19621 Trident Lane. We aim to make the application process fair, transparent, and straightforward. Please review the notices in Section A, complete every section of the application, and submit the documents listed in Section B.

A few things worth knowing up front:

- **No application fee is charged by the landlord.** A TransUnion screening fee (approximately \$45 per adult) applies only if we invite you to complete screening — see Section A.4.
- **Equal Housing Opportunity.** We do not discriminate on any basis protected under federal, California, or local law — see Section A.1 for the full notice.
- **Light on paperwork up front.** We only require pay stubs (or equivalent), photo ID, and reference contacts with the initial application. Bank statements and other supporting documents are requested later if needed — see Section B.3.
- **Questions?** Call or text 714-500-8200 or email info@hbsurfshack.com.

A. Important Notices — Please Read Before Completing

A.1 Equal Housing Opportunity / Fair Housing Notice

Key point. HBSURFShack LLC is an Equal Housing Opportunity provider. We do not discriminate.

We fully comply with the federal Fair Housing Act (42 U.S.C. §§3601–3619) and the California Fair Employment and Housing Act (Gov. Code §§12900 et seq.). We do not discriminate, and will not tolerate discrimination, on the basis of any of the following protected characteristics:

Race, color, religion (including religious dress and grooming practices), sex (including pregnancy, childbirth, breastfeeding, and related medical conditions), gender, gender identity, gender expression, sexual orientation, marital status, national origin, ancestry, familial status (presence of children under 18), source of income (including housing vouchers, Section 8, SSI, SSDI, veterans benefits, child support, alimony, and any other lawful source), disability (mental or physical), veteran or military status, age, citizenship, primary language, immigration status, genetic information, medical condition, HIV/AIDS status, or any other characteristic protected under federal, state, or local law.

A.2 Source of Income — California Specific Notice (Gov. Code §12955)

Key point. Housing vouchers and other lawful income sources are treated equally and count toward the income-to-rent ratio.

Effective January 1, 2020, California prohibits landlords from discriminating against applicants because of their source of income, including Section 8 / Housing Choice Vouchers, VASH vouchers, and any other federal, state, or local rental assistance. Voucher payments will be treated as income for the purpose of meeting the income-to-rent ratio

described in Section J below.

A.3 Criminal History Notice (Cal. Code Regs. tit. 2, §12266; FEHA)

Key point. A criminal record is not an automatic denial. We conduct an individualized assessment and give you a chance to respond before any final decision.

We may obtain a criminal background report as part of screening. We do not automatically deny applicants based on the existence of a criminal record. If our initial screening returns a record that would otherwise result in denial, we will conduct an individualized assessment considering:

- The nature and severity of the offense
- The time elapsed since the conduct and/or sentence completion
- The age of the applicant at the time of the offense
- Evidence of rehabilitation, character references, employment history, and other mitigating information

If we make a preliminary decision to deny based on criminal history, we will provide written notice, a copy of the report, and a minimum of 5 business days for you to dispute the accuracy of the record or submit mitigating information before a final decision is made.

We do not consider:

- Arrests not leading to conviction
- Participation in pre- or post-trial diversion programs
- Convictions that have been sealed, dismissed, expunged, vacated, or statutorily eradicated
- Juvenile adjudications
- Non-felony cannabis offenses more than 2 years old (Lab. Code §432.8; Health & Safety §11361.5)

A.4 Screening Process — TransUnion SmartMove

Key point. HBSURFESHACK LLC charges no application fee. The only screening cost is paid by you directly to TransUnion (~\$45 per adult), and only if we invite you to screen.

Screening for this property is performed through TransUnion SmartMove. After your application is reviewed for completeness, you will receive a secure SmartMove link to authorize a full credit report, criminal background check, and national eviction history report directly with TransUnion. The screening fee is paid by you directly to TransUnion (currently approximately \$45 per adult applicant) — HBSURFESHACK LLC charges no application fee of its own and receives no portion of the TransUnion fee.

This complies with California Civil Code §1950.6 because no screening fee is being collected by the landlord.

A.5 Selection Method

Key point. We select the best-qualified applicant based on the written criteria in Section Q — not on the order applications arrive.

Applications are reviewed against the published written criteria in Section Q below. Among applicants who meet the minimum criteria, the unit will be awarded to the applicant or applicant group whom HBSURFESHACK LLC determines, in its reasonable discretion, to be the best qualified based on those objective criteria. Order of application submission is not the sole or determining factor. All decisions will be made in compliance with all applicable fair-housing laws.

A.6 Reusable Tenant Screening Report (AB 2559)

Key point. You may submit a reusable tenant screening report instead of paying for SmartMove. The report must meet the four criteria below to be accepted.

You may submit a reusable tenant screening report as defined in Cal. Civ. Code §1950.1 in lieu of a SmartMove screening. We will accept the report provided it meets all four statutory criteria below. If a submitted report does not

meet these requirements, we will proceed with a standard SmartMove screening.

- Dated within the last 30 days
- Prepared by a consumer reporting agency
- Made available to us at no cost
- Includes a credit report, eviction history, and criminal history (subject to FEHA limitations described above in A.3)

B. Application Instructions

- 1 One application per adult.** Every person 18 or older who will occupy the home must complete and sign a separate application. Co-signers / guarantors must also complete a separate application.
- 2 Complete every field.** Write “N/A” if a field does not apply. Incomplete applications will not be processed.
- 3 Attach the following with your application (initial submission):** government-issued photo ID (driver’s license, state ID, passport, consular ID, or other government ID — we accept any valid government ID regardless of issuing country); two (2) most recent pay stubs — or, if you are not a W-2 employee, equivalent proof of income such as an offer letter, the most recent 2 years of tax returns plus current-year 1099s, a benefits award letter, or a voucher award letter; and contact information for two (2) prior landlords and two (2) personal references.
- 4 Additional documents we may request during review (you do not need to send these up front):** two (2) most recent months of bank statements (account numbers may be redacted) — typically requested only when pay stubs do not fully establish the income claimed (e.g., self-employed, 1099 / gig income, irregular pay schedules, or voucher recipients verifying co-pay capacity); a self-employment profit-and-loss statement signed by you or your accountant; and any other reasonable verification needed to confirm the information on your application.
- 5** Submit the application and the items in B.3 by email to info@hbsurfshack.com or by hand at a scheduled showing.
- 6** Do not pay a holding deposit until invited to do so in writing. See Section R.

B.1 What happens after you submit

We try to keep you informed at each step. Typical timeline:

- **Application received & completeness check** — within 1 business day.
- **Initial review against published criteria** — typically 1–3 business days. Bank statements or other follow-up documents per B.4 are requested at this stage if needed.
- **TransUnion SmartMove invitation** — sent to applicants we wish to advance to screening. You authorize and pay TransUnion directly (~\$45 per adult).
- **Final decision & holding-deposit invitation** — typically 1–2 business days after screening results return.
- **Lease signing & key handover** — once the holding deposit is paid (3 business days to sign), the lease is signed, first month’s rent and any remaining security deposit are paid in cleared funds, and proof of renter’s insurance is received, keys are released on the agreed move-in date.

Timelines above are estimates. If you do not hear from us within 5 business days of submitting, please reach out — we want every applicant to know where they stand.

C. Property & Tenancy Terms Applied For

Property address	19621 Trident Lane, Huntington Beach, CA 92646
Bedrooms / Bathrooms	4 BR / 2 BA
Parking	2-car attached garage + 3-car driveway. Street parking, if available, is subject to City of Huntington Beach rules.
Monthly rent	\$5,100.00
Late fee	\$250 if rent is not paid in full within 7 days after the due date (subject to the maximum allowed by California law).
Security deposit	\$5,100.00 (1 month's rent)
Lease term	12 months
Desired move-in date	
Utilities	Tenant pays all utilities (electric, gas, water, sewer, trash, internet, cable/streaming). Landlord provides and pays for gardener / landscaping service and HVAC filter.
Renter's insurance	Required. Min. \$100,000 personal liability, HBSURFShack LLC as Additional Interest.
Maximum occupancy	9 persons total (2 per bedroom + 1, consistent with HUD guidance).
Smoking / vaping	No smoking or vaping of any substance (tobacco, cannabis, e-cigarettes, hookah, or any other combustible or inhaled product) anywhere inside the dwelling, on any porches, patios, or balconies, in the garage, or in any other enclosed area of the Premises.
Pets	No pets permitted except a trained guide, signal, or service animal, without the Landlord's prior express written approval (Section M).

D. Applicant — Personal Information

Full legal name (First, Last)	
Other names used (maiden, alias)	
Gov-issued ID (type & state only)	
Phone (mobile)	
Phone (alternate)	
Email	
Current address	
City / State / ZIP	
Length of residency	

Identity verification is performed from your government-issued ID and through the TransUnion SmartMove screening. Sensitive information (e.g., SSN) is provided by you directly to TransUnion, not to the landlord.

E. All Proposed Occupants

E.1 Adult occupants (18 and older)

List every adult who will live in the unit, including yourself and any adult co-applicants. Every adult must submit their own separate application.

Full Legal Name	Relationship to Applicant	Will Submit Own App?

E.2 Minor occupants (under 18)

To verify occupancy against the 9-person maximum (2 per bedroom + 1, consistent with HUD guidance), please provide the count of minors only. **Full names and dates of birth for minor children are not required at the application stage** and will be collected, if needed, only after approval.

Number of minor children (under 18) who will reside in the unit	
Ages of minors (optional)	

E.3 Total occupancy

Total occupants (adults + minors)	
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F. Primary Co-Applicant Contact (optional — coordination only)

This section is optional and exists only so we can coordinate with your co-applicant during the application process. Each adult co-applicant still submits a separate, complete application — listing someone here does not substitute for that. If you have no co-applicant, skip this section.

Full legal name	
Relationship to applicant	
Phone / email	

G. Co-Signer / Guarantor (if any)

Co-signers/guarantors are permitted. A co-signer must complete a separate application, demonstrate gross monthly income of at least 5x the monthly rent (\$25,500/mo for this property), and execute a written Guaranty of Lease. Co-signers do not have a right to occupy the unit.

Full legal name	
Relationship to applicant	

Phone / email	
Will submit a separate application & guaranty?	Yes — will submit a separate application & guaranty

H. Residence History (Most Recent 5 Years)

Provide all addresses where you have lived in the last 5 years. Include landlord/property manager contact information for every rental.

Current Residence

Street address	
City / State / ZIP	
Move-in date	
Anticipated move-out date	
Monthly rent or mortgage	
Landlord / Property manager name	
Landlord phone / email	
Reason for moving	
Proper notice to vacate?	Yes No N/A
Any unpaid rent, fees, or judgments owed? (if Yes, explain in Section O)	Yes No

Previous Residence #1

Street address	
City / State / ZIP	
Dates of occupancy (from / to)	
Monthly rent	
Landlord / Property manager name	
Landlord phone / email	
Reason for moving	

Previous Residence #2

Street address	
City / State / ZIP	
Dates of occupancy (from / to)	
Monthly rent	
Landlord / Property manager name	
Landlord phone / email	
Reason for moving	

I. Employment & Income

Current Employer / Primary Income Source

Employer or income source name				
Position / title				
Employment type	Full-time	Part-time	Self-employed	Contract / 1099
	Benefits / retirement / voucher			
Start date				
Supervisor / verifier name				
Supervisor / verifier phone				
Supervisor / verifier email				
Gross monthly income				
Pay frequency	Weekly	Biweekly	Semi-monthly	Monthly

Additional / Secondary Income (optional)

You are not required to disclose additional sources of income, but you may wish to in order to meet the income-to-rent ratio. All lawful sources count equally, including housing vouchers, child support, alimony, SSI/SSDI, retirement, investment income, and any other lawful source.

Source	Type	Gross Monthly Amount	Verifier Contact

Previous Employer (if at current employer < 2 years)

Employer name	
Position / title	
Dates of employment (from / to)	
Reason for leaving	
Supervisor name / phone	

J. Income-to-Rent Qualification

The required gross income for this property is **3x monthly rent = \$15,300.00 gross/month** (combined among all applicants and any co-signer at 5x). Voucher and assistance payments will be added to applicant income for this calculation. Self-employed applicants may submit 2 years of tax returns and a current P&L in lieu of pay stubs.

Total combined gross monthly income (all applicants)	
Voucher / subsidy payment (if any)	
Total household income for ratio	

K. Banking / Financial Information

Listing your banking institutions helps confirm the information on your pay stubs and supports a complete picture of your application. You do not need to submit actual bank statements with this application — we may request two months of statements during review if your pay stubs do not fully establish the income claimed (see Section B.4).

Account Type	Institution	Approx. Balance (optional)
Checking		
Savings		
Other (investment, retirement, etc.)		

Account numbers are not required and should be redacted on any statements you may later submit.

L. Vehicles

The property provides off-street parking as described in the listing. List every vehicle that will be parked at the property.

Year / Make / Model	Color	License Plate	State

Any RVs, boats, trailers, or commercial vehicles? Yes No

If Yes, describe	
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M. Pets / Service Animals

No pets may be kept on the Premises except a trained guide animal, signal animal, or service animal needed by a blind, deaf, or disabled person, without the Landlord’s prior express written approval, which approval may be withheld at the Landlord’s absolute and sole discretion. If a pet is approved, the lease will include a pet deposit (within the overall security-deposit cap) in an amount specified at lease signing. No pet deposit is required for a trained guide, signal, or service animal.

Pet Name	Species / Breed	Age	Weight	Service Animal?

If claiming a guide, signal, or service animal: I will provide reasonable documentation of disability and disability-related need for the animal (not required if readily apparent).

N. References

Provide two (2) personal references who are not relatives or current/former landlords.

Field	Reference 1	Reference 2
Name		
Relationship		
Years Known		
Phone		
Email		

O. Background Questions & Disclosures

Answer each truthfully. A “Yes” answer is not automatic grounds for denial; we will conduct an individualized assessment as described in Section A.3. Falsification, however, is grounds for denial or for termination of any tenancy entered into in reliance on this application.

#	Question	Yes	No	If Yes, explain
O.1	Have you ever been evicted or asked to leave a residence?			
O.2	Have you ever broken a lease or rental agreement?			
O.3	Have you ever filed for bankruptcy? If yes, status (discharged/active)?			
O.4	Have you ever refused to pay rent when due?			

#	Question	Yes	No	If Yes, explain
O.5	Have you ever been a defendant in an unlawful-detainer action?			
O.6	Do you currently have any outstanding judgments against you?			
O.7	Have you ever been convicted of a felony? (See A.3 — individualized assessment. Do NOT disclose arrests w/o conviction, sealed/expunged records, or non-felony cannabis offenses >2 yrs old.)			
O.8	Are you required to register as a sex offender under any state law?			
O.9	Do you smoke or vape tobacco, cannabis, or any other substance?			
O.10	Do you operate a business out of your residence? (Light remote work fine; commercial traffic generally not.)			
O.11	Will any waterbed, aquarium >10 gal, hot tub, or similar high-water-load item be brought to the property?			

P. Authorization to Release Information & Run Screening

By signing in Section S below, I, the applicant, certify and agree as follows:

- 1 Truthfulness.** All information I have provided in this application is true, complete, and correct to the best of my knowledge. Any false, misleading, or incomplete statement is grounds for denial or termination of any tenancy.
- 2 Authorization to verify.** I authorize HBSURFShack LLC and its agents to verify any and all information contained in this application, including by contacting my current and prior landlords, employers, references, banks, schools, and any other person or entity.
- 3 Consumer report authorization (FCRA).** I authorize HBSURFShack LLC to obtain a consumer report (credit report), investigative consumer report, criminal background report, and national eviction history report in connection with this application and any future updates during my tenancy if approved. (FCRA 15 U.S.C. §1681 et seq.; Cal. Civ. Code §1786 et seq.)
- 4 Right to a copy of the report — California (ICRAA).** Pursuant to Civil Code §1786.22, I have the right to request and receive a copy of any investigative consumer report obtained on me.
I want a copy sent to the email in Section D.
- 5 Adverse action notice.** If my application is denied in whole or part based on information in a consumer report, I will receive a written adverse action notice identifying the reporting agency and my rights under federal and state law.
- 6 Criminal-history individualized assessment.** I acknowledge the procedures in A.3 and understand I will receive written notice and an opportunity to respond before any final denial based on criminal history.
- 7 No promise of tenancy.** Submission of this application, and even payment of any holding deposit, does not create a tenancy. A tenancy is created only by a written lease signed by both parties.
- 8 Photocopies.** A photocopy, electronic scan, or facsimile of this authorization is as valid as the original.

Q. Published Written Screening Criteria

Every applicant is evaluated against the following minimum criteria. Meeting all minimums qualifies you for consideration; selection among qualified applicants is at HBSURFShack LLC’s discretion based on a holistic review of the same objective factors.

Criterion	Standard
Income	Gross household income at least 3x rent, or qualified co-signer at 5x rent.
Credit	Demonstrates ability and willingness to pay obligations. No discharged-but-unpaid prior landlord debt. Recent bankruptcy considered individually.
Rental history	Verifiable, positive history. No outstanding rental debt. No UD judgments within last 5 years (or individualized assessment if older).
Employment / income stability	Verifiable income source(s). Self-employed: 2 yrs stable income.
Criminal history	Individualized assessment per A.3 and 2 CCR §12266. No automatic disqualification.
Identity	Valid government-issued photo ID.
Truthfulness	All application statements accurate and verifiable.
Occupancy	Total occupants no more than 9 (2 per bedroom + 1).
Renter’s insurance	Willingness to obtain a policy meeting Section C before move-in.

R. Holding Deposit & Good-Faith Process

If you are selected, HBSURFShack LLC may ask you to pay a holding deposit (typically equal to the security deposit) to take the unit off the market while the lease is finalized. Do not pay any holding deposit until you are invited to do so in writing and have received a written Holding Deposit Receipt and Agreement. That agreement will specify:

- bullet The amount paid and the date paid
- bullet The date by which the lease must be signed
- bullet The conditions under which the deposit will be refunded vs. retained as liquidated damages (consistent with Cal. Civ. Code §§1950.5 and 1671, which limit retention to the landlord’s actual damages)
- bullet That upon lease signing, the holding deposit will be applied to the security deposit

No keys will be released and no possession given until (a) the lease is fully signed, (b) the first month’s rent and any remaining security deposit balance are paid in cleared funds, and (c) proof of renter’s insurance meeting Section C is provided.

S. Certification & Signature

I have read and understand this entire application, including the notices, disclosures, authorizations, and screening criteria. I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Printed name	
Signature	
Date	

Required California & Federal Disclosures

The following disclosures are provided with this application. Your signature in Section V below acknowledges receipt only — it is not an agreement to rent.

Additional disclosures that do not apply at this property given current conditions (death on premises within 3 years, methamphetamine/fentanyl contamination notice, demolition permit, periodic pest-control service, military ordnance within 1 mile) are not reproduced here. All California-mandated disclosures will be included in the lease at signing.

T. Federal Lead-Based Paint Disclosure (24 C.F.R. Part 35 / 40 C.F.R. Part 745)

Lead Warning Statement. Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips, and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, landlords must disclose the presence of known lead-based paint and lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

Landlord’s Disclosure (HBSURFSHACK LLC)

Presence of lead-based paint and/or lead-based paint hazards:

Landlord has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

Known lead-based paint and/or lead-based paint hazards are present (explain):

Explanation	
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Records and reports available to landlord:

Landlord has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

Landlord has provided lessee with all available records and reports listed below:

Records	
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Lessee’s Acknowledgment. I have received copies of all information listed above and have received the federally approved pamphlet “Protect Your Family From Lead in Your Home” (EPA-747-K-12-001 or current version).

Applicant Signature	
Date	
Landlord Signature	
Date	

U. California-Specific Disclosures

U.1 Megan’s Law Database Notice — Cal. Civ. Code §2079.10a (Required Verbatim)

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender’s criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

U.2 Bedbug Disclosure — Cal. Civ. Code §1954.603

General information about bedbugs:

bullet Bedbugs are small, flat insects (adult about the size of an apple seed) that feed on the blood of humans and animals while they sleep.

bullet Bedbug bites can result in red, itchy welts; some people have no reaction at all.

bullet Bedbugs do not transmit disease but are a serious nuisance.

bullet Bedbugs can hide in mattresses, box springs, headboards, bed frames, furniture, behind wallpaper, in cracks and crevices, and in personal belongings.

Reporting: Tenant must promptly report any suspected bedbug infestation to Landlord. Landlord and pest-control operator have a right to inspect the unit and adjoining units to detect bedbugs.

No known prior infestation. (Property owned by current landlord since 2013; no infestation reported or observed during that period.)
Prior infestation, last treated on:

Date last treated	
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U.3 Flood Hazard Disclosure — Cal. Gov. Code §8589.45

To Landlord’s knowledge based on review of publicly available FEMA Flood Map Service Center information and the City of Huntington Beach floodplain maps:

- is is not located in a Special Flood Hazard Area as designated by FEMA
- is is not located in an area of potential flooding as shown on a dam-failure inundation map
- does does not maintain flood insurance covering the dwelling

Applicants are encouraged to independently verify the property’s flood-zone status at msc.fema.gov before signing a lease.

Notice: Renter’s insurance does not typically cover damage caused by flood. You are encouraged to consider purchasing a separate flood-insurance policy through the National Flood Insurance Program (NFIP) or a private carrier to protect your personal property.

U.4 Mold Disclosure — Cal. Health & Safety Code §26147

Landlord is required to disclose, to the best of landlord’s knowledge, the presence of any visible mold in the unit that exceeds permissible exposure limits or poses a health threat.

Landlord has no knowledge of any such mold condition.
Mold condition disclosed (describe):

Description	
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U.5 Carbon Monoxide & Smoke Alarms — Cal. Health & Safety Code §§13113.7, 17926

Landlord certifies that the dwelling is equipped with operable smoke alarms and carbon-monoxide alarms meeting the requirements of California law as of the date of move-in. Tenant is responsible for testing alarms periodically and reporting failures promptly to Landlord.

U.6 Smoking Policy Disclosure — Cal. Civ. Code §1947.5

No smoking or vaping of any substance (including tobacco, cannabis, e-cigarettes, hookah, or any other combustible or inhaled product) is permitted anywhere inside the dwelling, on any porches, patios, or balconies, in the garage, or in any other enclosed area of the Premises.

U.7 AB 1482 — Tenant Protection Act Exemption Notice

This property is not subject to the rent limits imposed by Section 1947.12 of the Civil Code and is not subject to the just cause requirements of Section 1946.2 of the Civil Code. This property meets the requirements of Sections 1947.12(d)(5) and 1946.2(e)(8) of the Civil Code, and the owner is not any of the following: (1) a real estate investment trust, as defined by Section 856 of the Internal Revenue Code; (2) a corporation; or (3) a limited liability company in which at least one member is a corporation.

The same statutory exemption notice is incorporated verbatim in the lease, where applicant will initial it at signing.

U.8 Application Materials Retention

Per Cal. Civ. Code §1950.6, application materials will be retained for the period required by law and destroyed thereafter in a manner that preserves applicant privacy. If your application is not approved, you may request return or destruction of supporting documents.

V. Applicant Acknowledgment of Disclosures

I acknowledge that I have read and received the disclosures in Sections T and U of this application. I understand these acknowledgments are receipt of information only and not an agreement to rent.

Applicant Signature	Printed Name	Date

HBSURFSHACK LLC · 19621 Trident Lane, Huntington Beach, CA 92646 · Equal Housing Opportunity · No landlord application fee.